

# STRATHCONA COUNTY AND BEAVER COUNTY

## INTERMUNICIPAL DEVELOPMENT PLAN

Public Engagement Summary

November – December 2019



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## INTRODUCTION

The Strathcona County and Beaver County IDP Area extends approximately 800 metres from the Strathcona County and Beaver County municipal boundary lines. The IDP Area covers approximately 6,405 hectares (15,826 acres) of land.

The IDP has been developed in accordance with Section 631 of the *Municipal Government Act (MGA)*. The purpose of the IDP is to ensure that land use decisions within the IDP Area are thoughtfully considered through a cooperative planning approach to support the long-term interests of both municipalities. The IDP contains policies on land use, transportation and infrastructure, the environment, economic and social development, and responsible intermunicipal coordination.

The Strathcona County and Beaver County IDP project included one phase of public engagement. Public engagement included an open house and comment sheets, which provided the opportunity for residents to review information on the draft IDP and provide comments and feedback.

## ENGAGEMENT

### SUMMARY

Engagement occurred between November 4, 2019 and December 5, 2019 and included the following activities:

- 1 Newspaper advertisements, posters, and landowner letter mail-outs advertising the project information and engagements
- 2 A mail-out comment sheet was enclosed with the landowner letter mail-out
- 3 A public open house on November 21, 2019 with opportunities for written comments and the completion of comment sheets

### ADVERTISEMENTS

The open house was advertised through the distribution of 332 landowner letters to Strathcona County residents and 162 landowner letters to Beaver County residents, which were sent on November 4, 2019. The open house was also advertised through both Strathcona County and Beaver County's project webpages, Sherwood Park newspaper advertisements, Beaver County Chronicle newspaper advertisements, a poster posted at Spilstead Hall in Beaver County, as well as a signage board at the Hastings Lake Hall.

### COMMENT SHEET

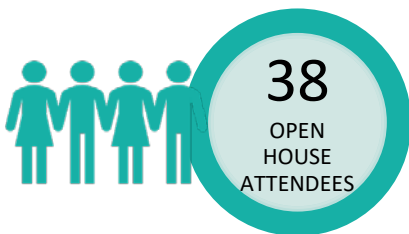
Comment sheets were enclosed with the landowner letter mail-outs that were distributed on November 4, 2019 and they were also posted on both the Strathcona County and Beaver County IDP project webpages on November 4, 2019. Comment sheets were also available at the open house. A total of 8 comment sheets were received through the open house and mail ins. The comment sheet is in Appendix A.

## OPEN HOUSE

The open house took place on November 21, 2019 at the Hastings Lake Community Hall from 6:30 to 8:30 pm. Thirty-eight members of the public attended, and 3 comment sheets were filled out at the open house. Post it notes were available at the open house for attendees to provide additional comments and feedback on the information boards. Staff from both Strathcona County and Beaver County were in attendance to answer questions and take notes. The draft IDP was available for review and information boards were displayed, which provided information on current and future land uses (taken from existing policy areas within each municipalities Municipal Development Plan (MDP)), as well as information on transportation and infrastructure, the environment, economic and social development, and responsible intermunicipal coordination. The information boards were posted on each of the municipalities IDP webpages following the open house. The complete open house information boards are in Appendix B.



*November 21, 2019  
Open House at the  
Hastings Lake  
Community Hall*



## NEXT STEPS

The finalized IDP is proposed to be presented to both municipalities Councils and have public hearings take place in March, 2020.



## ENGAGEMENT FEEDBACK

### COMMENT SHEET RESULTS

The comment sheet was intended to provide residents with the opportunity to provide comments and feedback on the draft IDP. Residents were given opportunities to provide feedback on the following topics through comment sheets that were sent out with the landowner letter mail-outs, posted on the municipalities webpages, and available at the open house:

- 1 **CURRENT AND FUTURE LAND USE**
- 2 **TRANSPORTATION AND INFRASTRUCTURE**
- 3 **ENVIRONMENT**
- 4 **ECONOMIC AND SOCIAL DEVELOPMENTS**
- 5 **RESPONSIBLE INTERMUNICIPAL COORDINATION**

### CURRENT AND FUTURE LAND USE

The Strathcona County portion of the IDP Area includes the Beaver Hills Policy Area and the Beaver County portion of the IDP Area includes the Country Residential Area.

The IDP Area also includes the Ministik Lake Game Bird Sanctuary and the Cooking Lake – Blackfoot Provincial Recreation Area, which are identified as Special Status Wildlife Areas. In these areas, wildlife and their habitat are protected through provincial legislation and special land use controls which are outside of municipal jurisdiction.

**The comment sheets asked the following question:**

**Do you have any comments on Map 3 – Current and Future Land Uses, which identifies different land uses for the IDP Area? Please be advised that these land uses are taken from the existing Municipal Development Plans for each municipality and will likely not change through this process.**

**The respondents provided the following comments:**

- *The term “likely” bothers me... are there plans to develop new proposals not in place now? Are there plans to lock things down to freeze or heavily regulate development of any kind? Does this give the IDP to have absolute control regardless of rate payers wishes?*
- *Unaware that the Beaver County side was zoned Country Residential. We live there and it was previously zoned agricultural.*

- *I have issues with the following:*
  - *5G towers installed on the land*
  - *Homeowners struggling to get necessary permits for out buildings etc.*
- *I live near Parkland Natural Area in the IDP and I would like it left as is if not more protected and stop hunting in that area.*
- *The 'Country Residential Area' should align better with the 'Beaver Hills Policy Area' in terms of objectives + priorities. All of these areas are in the biosphere. As such, conservation should be of higher priority for Beaver County. The County should recognize the benefits of biospheres + use stronger intentions + actions in their planning. The 'Country Residential Area' should 'require' proposed developments be subject to environmental assessments to 'ensure' that there are no detrimental impacts to the ecological integrity of the area.*

## TRANSPORTATION AND INFRASTRUCTURE

Highway 630, Highway 14, the CN Rail Wainwright Subdivision Mainline, as well as a number of Range Roads and Township Roads cross through the Strathcona County and Beaver County IDP Area.

The IDP Area includes a sewage lagoon, a portion of the Strathcona County wastewater pressurized main, and a portion of the Highway 14 Water Services Commission water pressurized main.

Strathcona County and Beaver County will continue to accommodate infrastructure and the movement of people and commodities in a safe, reliable, and efficient manner.

**The comment sheets asked the following question:**

**General Transportation and Infrastructure for the IDP Area is identified on Map 4 – Transportation and Infrastructure. Please provide any comments or general information related to transportation and infrastructure within the IDP Area.**

**The respondents provided the following comments:**

- *Same concerns as in "2" above. As a oversize corridor Hyw. 14 how involved is the IDP in the infrastructure and maintenance of the corridor. It is degrading at a very accelerated rate. It will be compromised as soon as next year if remediation is not taken soon.*
- *Shared roads eg. RR 202 – recommend and wish that the 2 counties would come to an agreement on the surface of the road (all paved or all gravel) + would come to an agreement on how + when the road is maintained (who is plowing + when, gravel, road repairs)*
- *Currently there are issues with roadways, as in major discrepancies with the maintenance and upgrades. This needs to be resolved!*
- *I did not receive a map 4.*

## ENVIRONMENT

Environmental Features within the IDP Area include the Beaver Hills Biosphere, Crown Land, and Provincial environmentally significant areas. The entire IDP Area is located within the Beaver Hills Moraine, which is a Biosphere Reserve designated by the United Nations Educational, Scientific and Cultural Organization (UNESCO) that demonstrates excellence in the conservation of biodiversity and sustainable development practices through people living and working in harmony with nature at a regional scale.

The majority of the Crown Lands identified within the IDP Area consist of the Cooking Lake-Blackfoot Provincial Recreation Area, located within the north of the IDP Area, and the Ministik Lake Game Bird Sanctuary, located within the south of the IDP Area.

The IDP intends to conserve the natural landscape, the Beaver Hills Moraine, environmentally significant areas, and Crown Lands within the IDP Area.

**The comment sheets asked the following question:**

**Provincial Environmentally Significant Areas, Crown Land, and the Beaver Hills Moraine/Biosphere is identified on Map 5 – Environmental Features. Please provide any comments or general information related to the environment within the IDP Area.**

**The respondents provided the following comments:**

- *Same concerns as noted in “2” above. What changes or restrictions will be made going forward. Will rate payers be consulted.*
- *Important to promote awareness of environmentally sensitive areas + to engage the landowners in preserving them.*
- *These lands must not have 5G Towers installed on it!*
- *I did not receive a map 5. If Parkland Natural Area is included remove hunting from that area, no development.*
- *The respective land use bylaws should contain requirements that ensure existing forest is maintained as well as policies that promote reforestation within the Beaver Hills Moraine.*
- *All of the areas are within the Beaver Hills Biosphere. All of the areas should be managed in a way that supports the objectives of the biosphere. Currently, the ‘Country Residential Area’ falls short. They should be upholding higher environmental standards. This would align better with the biosphere + Strathcona County’s proposed objectives + goals.*

## ECONOMIC AND SOCIAL DEVELOPMENTS

The IDP Area is intended to support the diversification of the economy, as well as opportunities for recreation and tourism.

Recreation and tourism development shall be located in areas where it does not adversely affect the agricultural economy and community, or the natural environment.

The IDP Area includes portions of the Beaver Hills Moraine, the Cooking Lake-Blackfoot Provincial Recreation Area, and the Ministik Lake Game Bird Sanctuary.

**The comment sheets asked the following question:**

**The IDP Area is intended to support diversification of the economy and provide opportunities for tourism and recreation. Please provide any comments or general information related to economic and social development within the IDP Area.**

**The respondents provided the following comments:**

- *Same concerns as noted in “2” above. I am very concerned a secret plan is in play that we do not know about.*
- *Questions around why the development for Strathcona County is specific to Tourism + wondering why/where ‘resorts’ are planned.*
- *Notified and allowed to vote on changes + NO 5G Towers!*
- *Walking paths could be added to make it accessible to the public.*
- *It should be ‘required’ that these policies are ‘ensuring’ that any recreation or tourism opportunities do not have detrimental impacts on the environment. Only sustainable tourism and recreational opportunities should be encouraged + promoted.*

## RESPONSIBLE INTERMUNICIPAL COORDINATION

Strathcona County and Beaver County will facilitate responsible intermunicipal coordination by referring applications to one another, coordinating the development of intermunicipal programs, implementing and administering the IDP, as well as following a dispute process.

Strathcona County and Beaver County believe that it is important to avoid any dispute by ensuring that the goals, objectives, and policies of the IDP are followed. Should a dispute arise between the municipalities, the intent of the dispute resolution process is to facilitate mediation and resolution at the municipal level, prior to an appeal to the Municipal Government Board (MGB).

Strathcona County and Beaver County will continue to work together and with other municipalities and organizations, including as members of the Beaver Hills Biosphere, to share and develop tools and knowledge to balance sustainable economic and human development with environmental consideration.

**The comment sheets asked the following question:**

**The Strathcona County and Beaver County IDP will facilitate coordination and communication on land use matters. Please provide any comments or general information related to responsible intermunicipal coordination.**

**The respondents provided the following comments:**

- *Same concerns as noted in “2” above. Strathcona + Beaver have not worked well together in the past. Who will mediate opposition + differences. Who has final say.*
- *This area is both surrounded by + includes environmentally sensitive areas which I would hope would be considered in the forefront of land use discussions.*
- *That as homeowners in the area we will be informed and allowed to vote on any changes made.*

## ADDITIONAL GENERAL COMMENTS

- *I want to be notified of any 5G Towers installed.*
- *Whatever County adopts the IDP hopefully it keeps the integrity of the existing land.*
- *Better cell and internet service in the area.*
- *Biosphere status is not guaranteed for life. A periodic review is held to ensure that the biosphere is striving to continuously better the knowledge, skills, and expertise in managing resources + the environment. All of the counties in the biosphere are responsible for contributing to this. A biosphere is a well-known, international designation that generates tourism + economic opportunities. It is in the best interest of all the municipalities to align with, and support, the biosphere objectives.*
- *Not enough information. Staff at information meeting not versed in all ramifications. Regroup + have an actual meeting. Field questions from the rate payer. Offer contact info for follow up cards etc.*
- *I disagree with this if it is going to make building more difficult for people! If this makes things for difficult for people then I disagree.*
- *No*
- *Development plan for Strathcona and Beaver County} We are against it. Reasons:*
  - *more school and hospital traffic*
  - *more kids and patients (no more staff)*
  - *more traffic on rural roads*
  - *more crime*



- *pay for city water*
- *more taxes*
- *more intersections on the main roads*
- *tourist: so even more Americans are coming to shoot our moose*
- *also to close to our wildlife sanctuary*

*Several neighbours are already from the city and don't know how to behave (motorcycling, shooting, speeding, race car noises).*

*We choose this area long time ago to avoid all this.*

*Years ago Ryley (Mrs. M Johnes) denied our application for having our son or daughter on our property for all this reasons above.*

### **Sticky Notes**

The following note was captured on sticky notes that were available for posting on the open house information boards:

- *Internet cell service still not good.*

## APPENDIX A – COMMENT SHEET

# Strathcona County and Beaver County Intermunicipal

## Development Plan (IDP)

Open House: November 21, 2019

Thank you for attending tonight's open house. What did you think?

Please do not include any personally identifying information.

### Open House Comments (Please circle yes, no or somewhat)

1. Did you find the Open House informative?	Yes	No	Somewhat
2. Was the date/time/location/venue convenient?	Yes	No	Somewhat
3. Were the staff attending approachable and helpful?	Yes	No	Somewhat
4. Were the story boards informative?	Yes	No	Somewhat

### Comments about the Strathcona County and Beaver County Intermunicipal Development Plan:

5. Where do you live?

- |  |  |
|--|--|
| <input type="checkbox"/> Rural Strathcona County (IDP Area)    | <input type="checkbox"/> Beaver County (IDP Area)                                  |
| <input type="checkbox"/> Rural Strathcona County (elsewhere)   | <input type="checkbox"/> Beaver County (Agricultural Area)                         |
| <input type="checkbox"/> Sherwood Park                         | <input type="checkbox"/> Beaver County Country Residential Area (outside IDP Area) |
| <input type="checkbox"/> Country Residential Strathcona County | <input type="checkbox"/> Beaver County (Urban Municipality)                        |
| <input type="checkbox"/> A Hamlet in Strathcona County         | <input type="checkbox"/> Outside of Strathcona County and Beaver County            |

### Current and Future Land Use

6. Do you have any comments on Map 3 – Current and Future Land Uses, which identifies different land uses for the IDP Area? Please be advised that these land uses are taken from the existing Municipal Development Plans for each municipality and will likely not change through this process.

### Transportation and Infrastructure

7. General Transportation and Infrastructure for the IDP Area is identified on Map 4 - Transportation and Infrastructure. Please provide any comments or general information related to transportation and infrastructure within the IDP Area.

### Environment

8. Provincial Environmentally Significant Areas, Crown Land, and the Beaver Hills Moraine/Biosphere is identified on Map 5 – Environmental Features. Please provide any comments or general information related to the environment within the IDP Area.



# Strathcona County and Beaver County Intermunicipal

## Development Plan (IDP)

Open House: November 21, 2019

### Economic and Social Developments

9. *The IDP Area is intended to support diversification of the economy and provide opportunities for tourism and recreation. Please provide any comments or general information related to economic and social development within the IDP Area.*

### Responsible Intermunicipal Coordination

10. *The Strathcona County and Beaver County IDP will facilitate coordination and communication on land use matters. Please provide any comments or general information related to responsible intermunicipal coordination.*

### General Comments

11. *Do you have any additional comments related to the Strathcona County and Beaver County Intermunicipal Development Plan?*

Feel free to complete these questions at home and either submit your responses by email or mail by December 5, 2019 to:

Brooke Hoeven, Strathcona County  
Planning and Development Services  
2001 Sherwood Drive  
Sherwood Park, AB T8A 3W7  
780-464-8073  
[brooke.hoeven@strathcona.ca](mailto:brooke.hoeven@strathcona.ca)

Kim Vana, Beaver County  
Planning and Development  
5120 – 50 Street Box 140  
Ryley, AB T0B 4A0  
780-663-3730  
[kvana@beaver.ab.ca](mailto:kvana@beaver.ab.ca)

For more information visit our websites at [www.strathcona.ca/IDPs](http://www.strathcona.ca/IDPs) and [www.beaver.ab.ca/departments/planning-development/rural-idps-project-strathcona](http://www.beaver.ab.ca/departments/planning-development/rural-idps-project-strathcona)



## APPENDIX B – OPEN HOUSE INFORMATION BOARDS

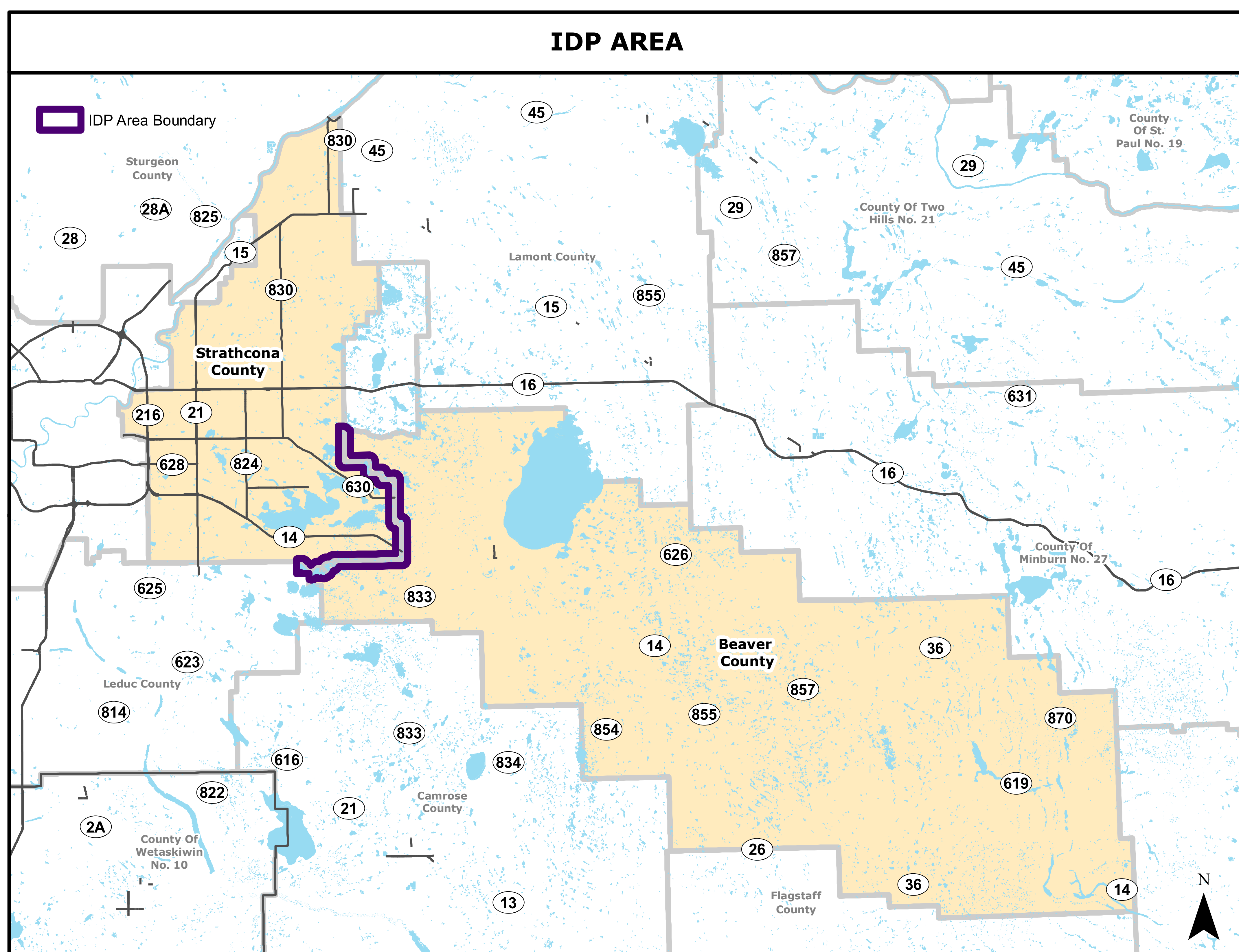
# WELCOME

The purpose of this open house is to provide information on the draft Strathcona County and Beaver County Intermunicipal Development Plan

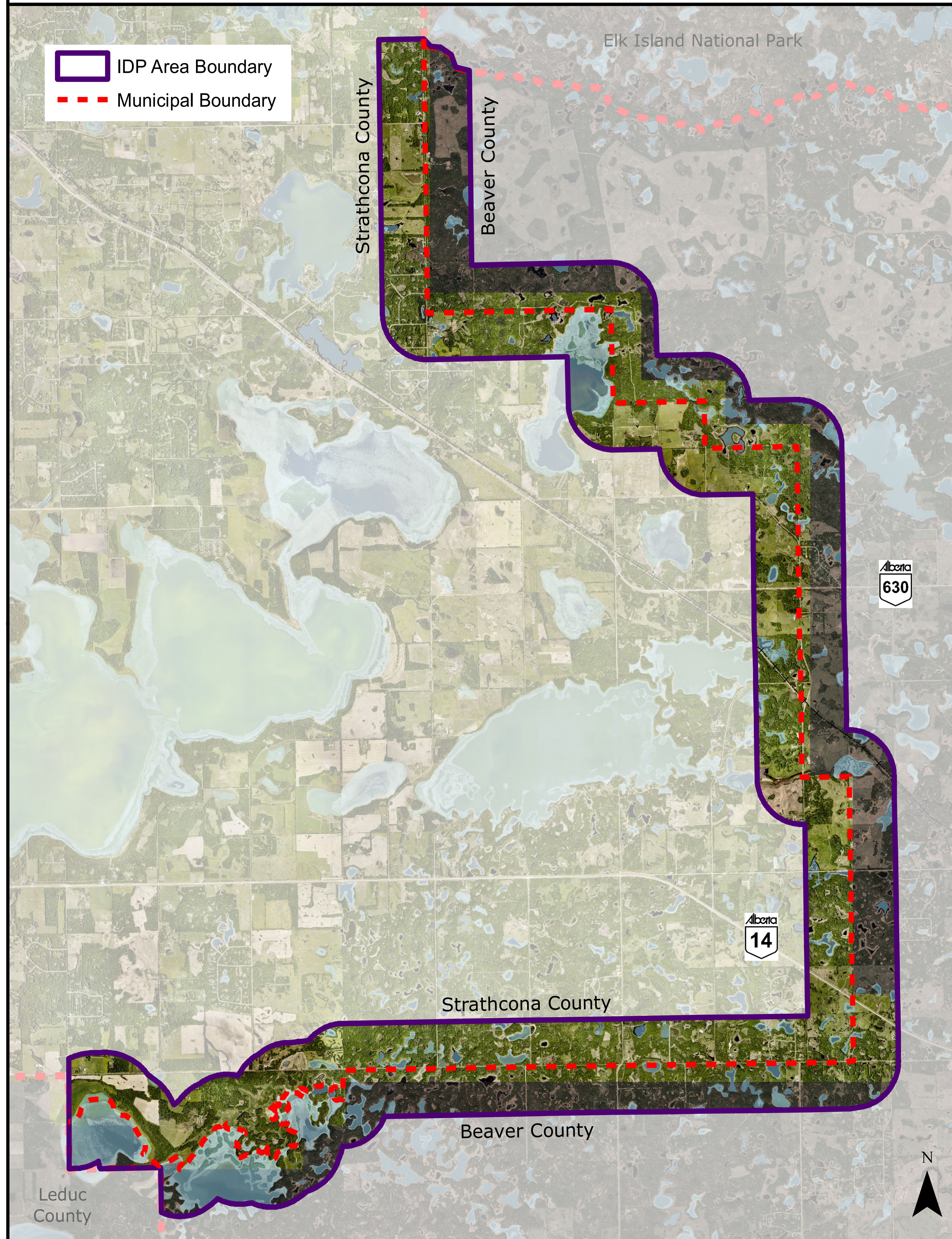
Do you have any questions?

Our project team members from Strathcona County and Beaver County are here to answer your questions about the project.

Provide your comments! Talk to one of our team members or fill out a comment sheet.



## OVERVIEW MAP



## What is an Intermunicipal Development Plan (IDP)?

An IDP is a high-level statutory plan jointly developed by two or more neighbouring municipalities, and where at least one member is not part of a growth region. An IDP ensures that land use decisions within the IDP Area are thoughtfully considered through a cooperative planning approach to support the long-term interests of both municipalities.

## Why are we doing an IDP?

Recent changes to the *Municipal Government Act (MGA)* require that municipalities with a shared boundary must complete and adopt an IDP.

## Will the IDP affect my zoning?

The draft IDP has been developed using the existing policy areas of both municipalities' Municipal Development Plans (MDP), and as a result the proposed IDP will not affect existing land use zoning.

## The Plan Area

The IDP Area extends approximately 800 metres from the Strathcona County and the Beaver County boundary lines. The IDP Area covers approximately 6,405 ha (15,826 ac) of land.



# Current and Future Land Uses

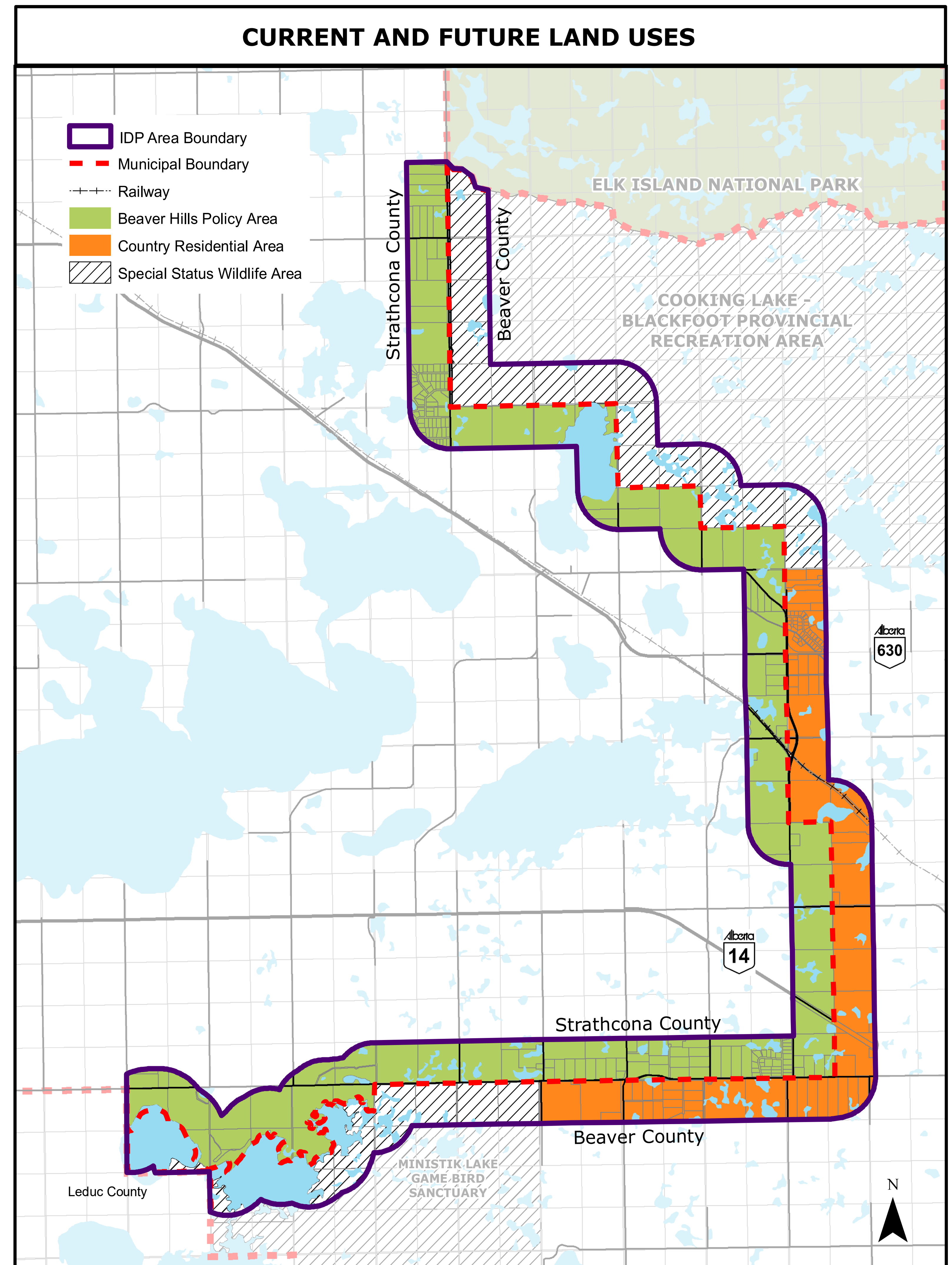
The Current and Future Land Uses are from the existing areas identified within each municipalities' Municipal Development Plan (MDP).

## Beaver Hills Policy Area

- Conservation of the Beaver Hills Moraine
- Opportunities for agricultural operations
- Limited subdivision of agricultural lands
- Limited subdivision for residential purposes

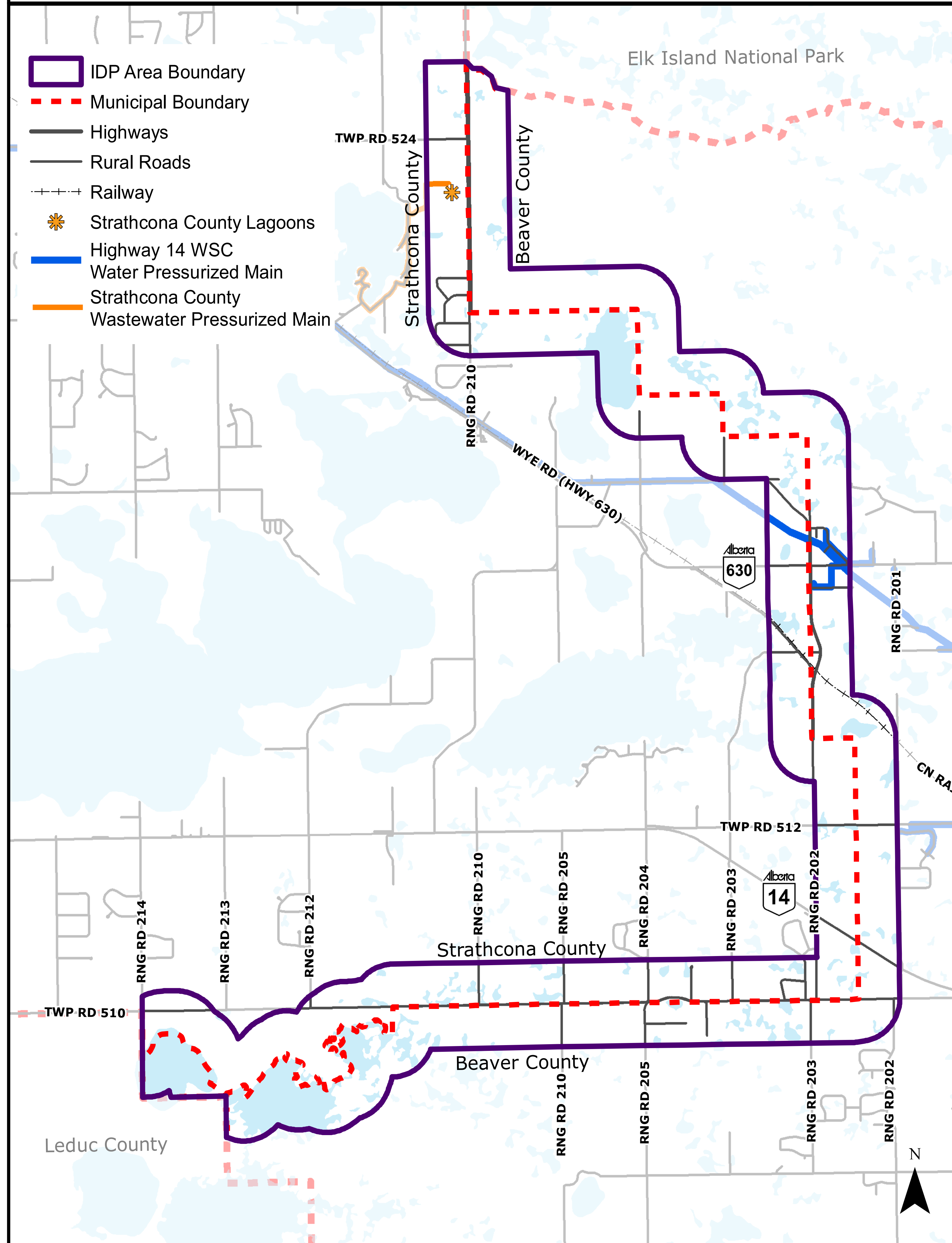
## Country Residential Area

- Opportunities for country residential development
- Retaining character, amenities and quality of life of existing country residential subdivisions
- Respect agricultural land and the natural environment
- Reduce conflicts between agricultural and non-agricultural land uses
- Encourage development within existing country residential subdivisions
- Appropriate safety measures adjacent to rail lines
- Recognition of the Beaver Hills Moraine for its significant and sensitive environmental features





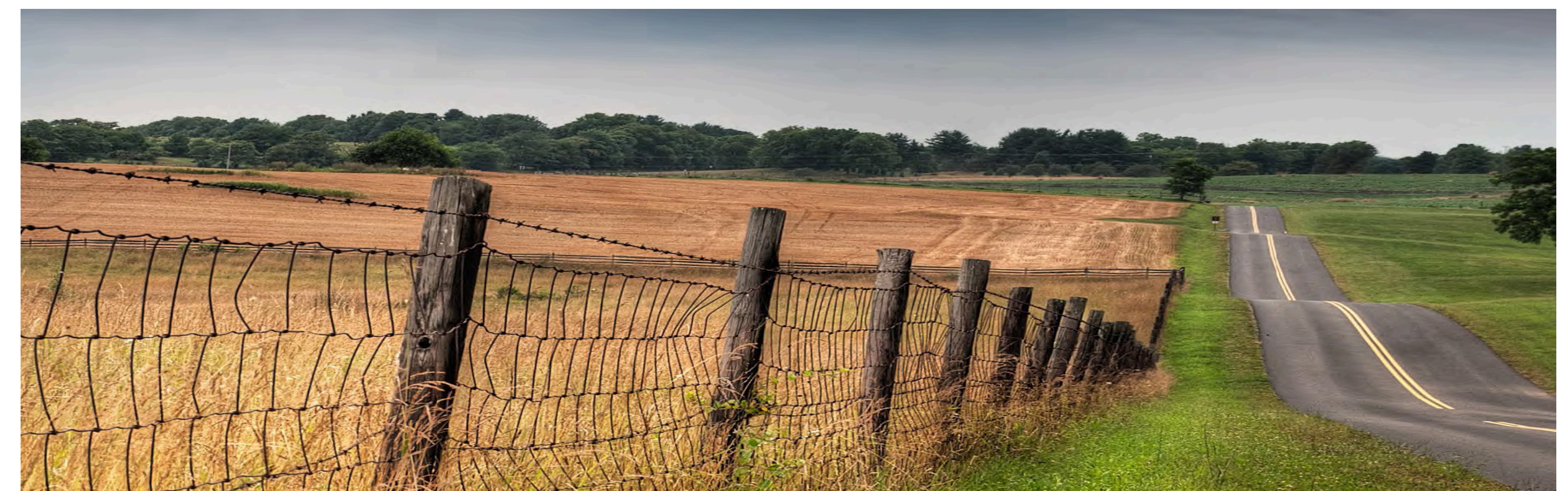
## TRANSPORTATION AND INFRASTRUCTURE



## Transportation and Infrastructure

The IDP intends to maintain safe, reliable, and efficient transportation and infrastructure through:

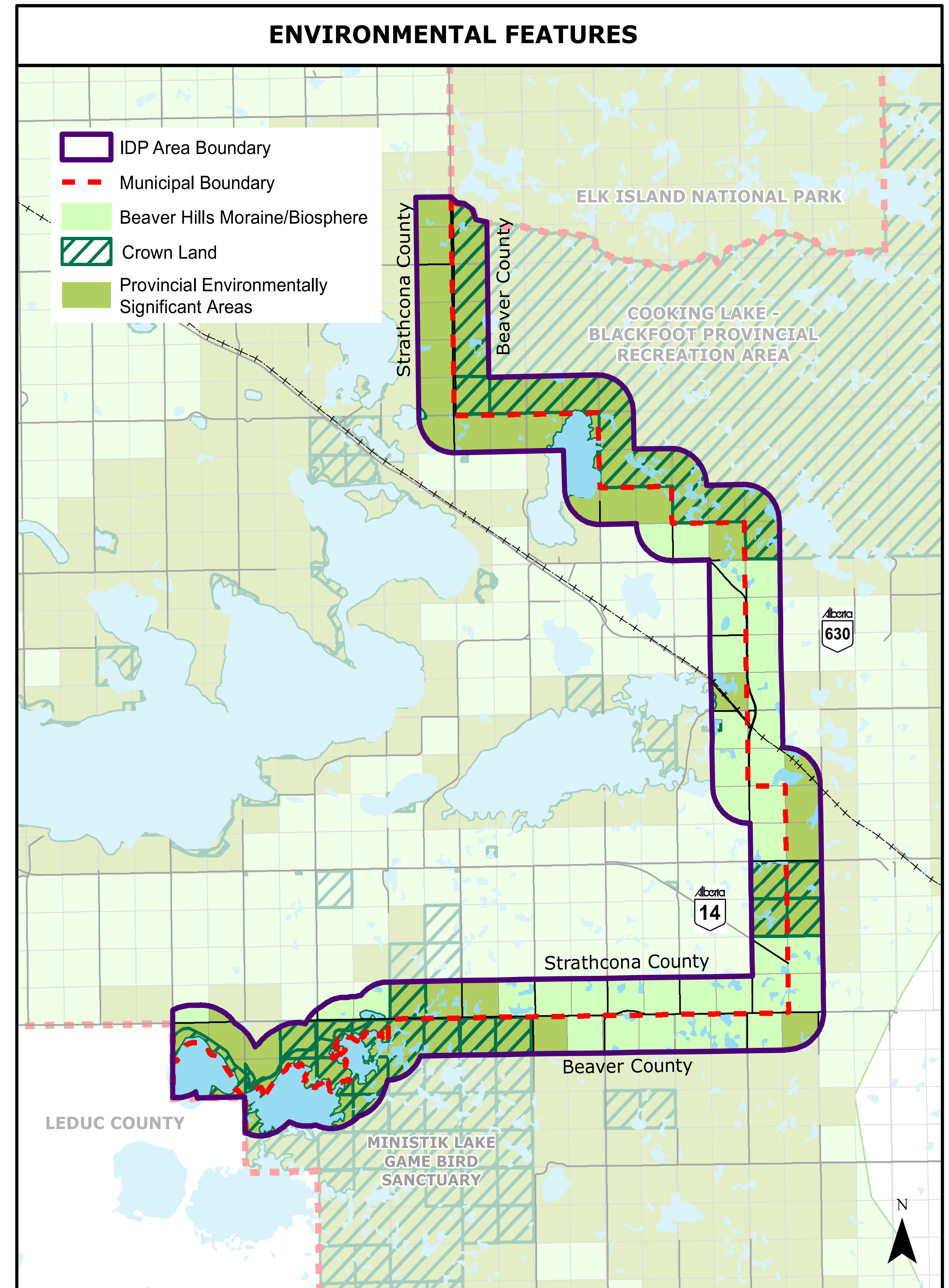
- Municipalities maintaining their own transportation infrastructure or in accordance with an agreement
- Municipalities planning for maintenance and upgrading of roads to engineering standards
- Coordination and integration of transportation networks and facilities
- Cooperation and consultation between municipal, provincial and federal governments, commissions, and the oil and gas industry, where applicable
- Securing long-term transportation corridors with new and expanding developments, where necessary
- Providing water servicing, wastewater servicing, drainage corridors and infrastructure to the satisfaction of the municipality(s)



# Environment

The IDP intends to conserve the natural landscape, environmentally significant areas, Crown Lands, and the Beaver Hills Moraine through:

- Regulating development in accordance with municipal policy and provincial legislation
- The continued recognition of the Beaver Hills Moraine as a UNESCO Biosphere
- Regard for sensitive areas when making development decisions
- Dedication of reserves in accordance with provincial regulations and subject to environmental studies
- Referring land use matters on Crown lands to the Province of Alberta



## Economic and Social Developments

The IDP intends to diversify the economy and provide opportunities for tourism and recreation through:

- Encouraging tourism that has minimal onsite environmental impacts which are mitigated
- Encouraging nature based tourism within the Beaver Hills Biosphere, where impacts are mitigated
- Considering Seasonal Resorts within the Strathcona County portion of the IDP, where minimal impacts are mitigated and required approvals are completed.
- Agricultural opportunities and innovative agricultural support services, where the scale is appropriate

## Responsible Intermunicipal Coordination

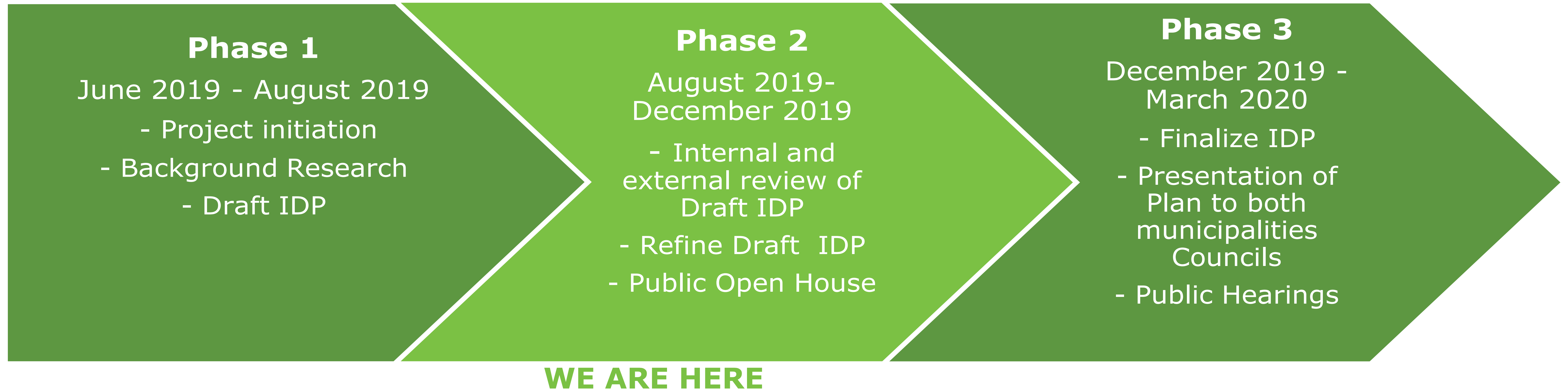
The IDP intends to facilitate coordination and communication on land use matters and future growth and development within the IDP Area through:

- Referrals between the municipalities
- The coordination of intermunicipal programs
- Implementation and administration of the IDP
- A dispute resolution process



# Thank You for coming!

## Next Steps



## Have Comments? Questions?

### Learn more

[www.strathcona.ca/IDPs](http://www.strathcona.ca/IDPs)

[www.beaver.ab.ca/departments/planning-development/rural-idps-project-strathcona](http://www.beaver.ab.ca/departments/planning-development/rural-idps-project-strathcona)

### Talk to our project team

Brooke Hoeven, Strathcona County  
phone: 780-464-8073 [Brooke.Hoeven@strathcona.ca](mailto:Brooke.Hoeven@strathcona.ca)

Kim Vana, Beaver County  
phone: 780-663-3730 [kvana@beavercounty.ab.ca](mailto:kvana@beavercounty.ab.ca)

### Fill out a comment sheet!

